

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Dean Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,000,000

&

\$3,300,000

### Median sale price

Median price

\$2,875,000

Property Type

House

Suburb

Kew

Period - From

01/04/2023

to

31/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Campbell Rd DEEPDENE 3103	\$3,356,000	23/03/2024
2	87 Normanby Rd KEW 3101	\$3,300,000	24/02/2024
3	60 Wentworth Av CANTERBURY 3126	\$2,900,000	25/03/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/04/2024 10:32

6 Dean Street, Kew Vic 3101



 3    2    2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
Year ending March 2024: \$2,875,000

## Comparable Properties



**12 Campbell Rd DEEPDENE 3103 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$3,356,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**87 Normanby Rd KEW 3101 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$3,300,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**60 Wentworth Av CANTERBURY 3126 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$2,900,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** House  
**Land Size:** 586 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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